

March 21, 2011

Members of the City Council:

On March 20, 2012, the Urban Village Development Commission passed a motion recommending approval of the Preliminary Plat for Issaquah Highlands (formerly Grand Ridge), Division 95, File No. PP12-00001, subject to conditions. The recommendation was based on the plat drawing dated January 23, 2012 and the facts and conclusions summarized below. The purpose of this letter is to convey those Findings, Conclusions, and Recommended Conditions to the Council.

Findings of Fact:

1. To be approved, the proposed plat must comply with the requirements of IMC Chapter 18.13 (Subdivisions), and make appropriate provisions, as specified in RCW 58.17, that the public interest will be served by the subdivision and dedication; and that provisions have been made for, but not limited to, the public health, safety, and general welfare; for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds; and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
2. Division 95 LLC (Taylor Development) submitted a Preliminary Plat application to subdivide the approximately 3.54 acres of Division 95 of Issaquah Highlands for a total of 38 lots for single family homes. Four tracts are provided for utilities, trails, recreation, and open space.
3. The property is located at the western edge of Development Sub-Area 1, in an area called North Park. Its adjacent uses are: north, Wetland NF 10 and Division 96 (occupied); south, Wetland NF 10 and Division 80 (occupied); east, Habitat for Humanity (separated by an alley) and Leo House; west, BPA easement and Division 93 (occupied).
4. The property is zoned UV (Urban Village) and is designated as Urban Village in the City of Issaquah's Comprehensive Plan.
5. The site is logged and undeveloped.
6. The present configuration of the property resulted from the North Park Preliminary Plat (PP02-003IH) and its final plat (FP02-004IH). Many of the approval conditions from the North Park Plat are applicable to this plat, and are or will be implemented by this plat. The property was subdivided by a short plat (SP03-004IH) and then the property boundaries were further

refined by a series of boundary line adjustments: LLA05-007IH, LLA06-001IH, LLA09-004IH, LLA10-003IH.

7. After an initial briefing on March 6, 2012, the Urban Village Development Commission held a public hearing on the proposed preliminary plat on March 20, 2011. Notice of the briefing and hearing was forwarded to the Issaquah Press; notice was posted at City Hall Northwest; notices were mailed to all property owners within 300 feet; and the site was posted.
8. The Public Record was closed on March 20, 2012.
9. The project was determined by the MDRT as falling within the "project envelope" of the Issaquah Highlands development evaluated in the 1995 EIS for Grand Ridge.
10. The project is within the Allowable Development for residential, either as converted from commercial Allowable Development or as additional residential ("Enhancement Units") allowed by the 7th Amendment to the Development Agreement.
11. The development standards for land use (Appendix B) and dimensions (Appendix N) as set forth in the Issaquah Highlands Development Agreement, and as clarified by Action Memo 03-16-09 (MM), were used to evaluate the development proposal. The proposal complies with Appendices B and N.
12. The critical area standards of Appendix E of the development agreement were used to evaluate the proposal. Wetlands and streams as well as their buffers are adjacent to the property; and the building setback lines are within the property. The Building Setback Lines for the wetland buffers are shown on the adjacent lots as required and allowed; streams Building Setback Lines are contained within the wetland areas. There are 2:1 slopes which have been evaluated and do not qualify as regulated steep slopes, as they are engineered fill slopes.
13. No school facilities are proposed or required. Mitigation fees are required per the School Mitigation Agreement.
14. No Affordable Housing is proposed in Division 95.
15. The development standards for urban roads as set forth in Appendix H as well as Appendix U (Parks, Plazas, and Woonerfs) of the Development Agreement were used to evaluate the proposal. As conditioned, the proposal is consistent with those standards. Final design details of road improvements will be reviewed through Utility Permits.
16. The development standards for storm water management and groundwater protection as set forth in Appendix D of the Development Agreement were used to evaluate the proposal. Appropriate measures for storm water management and groundwater will be provided.
17. The development standards for utilities as set forth in City standards were used to evaluate the proposal. The proposal, with the recommended conditions of approval, complies with the applicable standards. Telephone, cable, electrical and natural gas utilities are adequate and will be underground.
18. The plan provides a western trail connection to BPA maintenance road. Two additional trails were identified: a trail from the southern woonerf to 25th Ave was required; a trail from Tract B to the alley in Division 96 is encouraged as some construction would be required on land

owned by others. The plat also provides internal trails and sidewalks. Pedestrian and bicycle facilities are adequately provided.

19. A gathering and recreational tract is provided in a central location. Two additional tracts for open space are also provided along the edges of the property. The design of these tracts, as proposed and conditioned, will meet the expectations in the Urban Design Guidelines.
20. The proposal was referred to other City Departments for review and comment. The Fire Department, Building, Police, Cleanscapes, and Planning Departments had no comments. Public Works Operations reviewed the proposal and their comments were incorporated into the approval conditions.
21. During the briefing and hearing, the UVDC discussed a number of issues related to plat issues, including: edits to conditions for clarity, line of sight at stop signs, off-site views to Division 95, Issaquah Highlands Development Agreement vision, parking, density, woonerf design and function, mail kiosk, trail connections. Staff and the applicant responded to these issues in a Briefing Response memo dated March 13, 2012, and during the public hearing presentation. The UVDC found that these issues were adequately addressed during the hearing, and that no further design modifications or conditions are needed for this project to comply with the Issaquah Highlands Development Agreement.
22. Six public comments were received by email prior to the Public Meeting or Public Hearing. No members of the public testified. The public comments addressed conversion of commercial areas and uses to residential, compliance with the Development Agreement, density, overcrowding at Grand Ridge Elementary, traffic, encroachment into greenbelts, marketing materials, whether development should continue. These issues were considered by the UVDC and were determined to be adequately and appropriately addressed by the application.

Conclusions:

1. The conditioned proposal will serve the public interest and will protect the public health, safety, and general welfare. Appropriate provisions have been made for open spaces, stormwater drainage, vehicular and pedestrian circulation, utilities including water and sewer, parks and recreation, potential future connections to adjacent neighborhoods and the elementary school, and safe walking conditions.
2. The proposal is consistent with Title 18.13 (Subdivisions) of the Issaquah Municipal Code and RCW 58.17.
3. The proposal is consistent with the City of Issaquah Comprehensive Plan.
4. Proper notice was given to the public regarding the time, location, and purpose of the public hearing held by the Urban Village Development Commission.
5. The requirements of SEPA have been fulfilled.
6. The conditioned proposal complies with the development standards contained in the Issaquah Highlands Development Agreement.

7. This proposal adequately achieves Appendices A and S goals and guidelines related to urban village character, sociable public realm, and community oriented open space and gathering areas.
8. The application, as conditioned, provides for pedestrian circulation and connects with the recreational bike loop. Pedestrian and bicycle facilities contribute to an interconnected community
9. The conditioned proposal complies with the minimum utility standards.
10. External illumination will be controlled to limit light spill and night glow.
11. The Public had an opportunity to comment prior to the Public Hearing. Six comments were received and considered. No public testimony was received.
12. The Hearing record, prepared by the Administration, is adequate to render a valid recommendation on this application.
13. In order for the above Conclusions to be supportable, the proposal must be conditioned, as recommended below.

Motion:

I move that the Urban Village Development Commission recommends approval to the City Council of the Division 95 preliminary plat, File# PP12-00001, as described and evaluated in the Staff Report dated February 28, 2012 and plat drawings dated January 23, 2012, Staff Memo dated March 13, 2012, and subject to the conditions as identified in the Staff Report, revised Conditions #27, #33, #34, #35, and #37 in the Staff Memo.

And, I move that the Urban Village Development Commission direct the Major Development Review Team to prepare Findings of Fact and Conclusions for review and approval by the UVDC Chairman, affirming the UVDC's decision to approve the Issaquah Highlands Division 95 preliminary plat, File No. PP12-00001, subject to the conditions listed in the Staff Report and modified in the Staff Memo.

Conditions:

1. With the submittal of the Final Plat, provide confirmation that the IHCA will accept the dedication of the tracts identified in the preliminary plat. If the IHCA will not accept the dedication the applicant must either have the property owners retain responsibility or determine if the City will accept dedication.
2. In the event the project is phased, the Responsible Official has the right to apply additional conditions with Building or Utility Permits to ensure each phase complies with the Development Agreement and City Code, such as but not limited to access, fire circulation, parking, and landscaping requirements of the site. Interim landscape shall discourage invasive plants from sprouting and establishing. Routine maintenance by the applicant of these areas will look for and remove invasive plants and debris.
3. The preliminary plat for the North Park Area, PP02-0031H, contains Approval Conditions that apply to this plat and shall be implemented as appropriate through

this and subsequent permits. These conditions include: Conditions #10, 11, 18, 19, 33, 43, 54. See **Attachment A**.

4. Unless expressly identified, approval of this preliminary plat application does not modify any City or Issaquah Highlands Development Agreement standards which are in conflict with elements of the plat or application. Modification of the standards or guidelines requires an explicit approval in the Notice of Decision for this application or a separate Modification as allowed under Appendix M of the Development Agreement.
5. The Master Developer (Port Blakely Communities) shall require builders to build to Built Green 4 Star/Energy Star standard in place at the time. This will be reviewed with Building Permits.
6. Site lighting shall reinforce Issaquah Highlands' urban design goals and provide for the needs of the public to have safe, attractive, and functional spaces. Through engineering plan review, a lighting plan shall be proposed for new streets, woonerfs, alleys, or on-site exterior lighting which maintains lighting at the minimum necessary for safety, and balances the goal of minimizing night glow and off-site lamp visibility with pedestrian scale lighting. The lighting plan shall comprehensively address building, street, alley, woonerf, plaza, parking lot, and landscape lighting so that lighting impacts are not compounded in portions of the site by overlapping illumination patterns. This will be reviewed with Utility and/or Building Permits.
7. Homes shall have direct pedestrian connections to the sidewalk (or woonerf) system without using the driveway, giving priority to pedestrians over vehicles. The front door and the route to it shall be evident from the woonerf or trail. The MDRT will review this with the Building Permit.
8. Appropriate signage and way finding will be included with all trails provided through this property. Signage installation will be timed with Trail timing specified below. This will be reviewed with Utility and/or Building Permits.
9. With Utility and/or Building Permit(s), the applicant shall establish, consistent with Appendix A and S, a gateway that defines the boundaries between the BPA and Tract A slope and on-site facilities especially trails and pedestrian walkways that connect between the two.
10. Clean stormwater (roofs, foundation drains and sidewalks) from lots 1 through 8 and lots 37 and 38 must be discharged to the adjacent wetland.
11. The off-site stormwater connection shown on the plans must be extended to the publicly-owned and previously approved stormwater pipeline adjacent to Division 96. This condition will be enforced during Utility Permit Review.
12. This stormwater pipe in the public Woonerf must be designed so that catch basin overflows do not present an erosion hazard to the adjacent slope.
13. Stormwater improvements within the Bonneville Power Administration (BPA) power line easement shall be approved in writing by the BPA, prior to the City issuing permits.

14. Improvements adjacent to the 2:1 slope (generally located within Tract A) shall comply with the Geotechnical Report Division 95 (PUB04-050IH) setbacks or further geotechnical analysis approved by the Responsible Official. Prior to any further action to implement this plat, the Applicant must provide the Responsible Official with information confirming that necessary setbacks for buildings and the woonerf have been provided. If sufficient setbacks are not provided with the current configuration the applicant must either adjust the plat to conform with the geotechnical conditions or provide additional geotechnical studies, acceptable to the Responsible Official, that the setbacks can be modified consistent with this plat. This condition will be enforced during Utility Permit Review.
15. The use of hazardous or toxic substances and pesticides or certain fertilizers is prohibited in the 15' BSBL from stream and wetland buffers; organic, slow-release fertilizers are permitted. This will be included on the Final Plat as well as landscape maintenance plans if a landscape contractor is used.
16. The looped water main must be 12" minimum diameter to meet fire flows. This condition will be enforced during Utility Permit Review.
17. The looped water main shall be relocated from Tract C to the public Woonerf to the west in order to meet City standards.
18. This main serving Lots 21-24 either needs to be extended to NE Magnolia Street to complete the loop, be eliminated, or designed to not create a deadend line. This condition will be enforced during Utility Permit Review.
19. Sewer improvements within the BPA power line easement shall be approved in writing by the BPA.
20. The off-site sewer connection shown on the plans must be extended to the publically-owned and previously approved sewer pipeline adjacent to Division 96. The improvements shall be approved by the BPA. This condition will be enforced during Utility Permit Review.
21. Any woonerf that provides a through route must accommodate through traffic with 18 ft wide travel area and an additional 7 ft of width, if parallel parking is desired. Street trees shall also be placed along the looped woonerf to frame it. This will be reviewed with the Utility Permit.
22. Where parking is prohibited, the woonerfs shall be signed "No Parking - Fire Lane" prior to issuing a Certificate of Occupancy for any unit along them. This will be reviewed with the Utility Permit.
23. Curbs are not allowed on woonerfs except adjacent to parking, where surrounding grades cannot accommodate inverted crown drainage, or as approved by the Responsible Official. Sheetflow from the woonerf to surrounding landscape is not allowed. All curbs shall be vertical; no extruded curbs are allowed. If curbs are necessary for both parking and stormwater, the placement of the curb should be consolidated. This will be reviewed with the Utility Permit.

24. Prior to issuance of Building Permits, site design of the houses fronting on any woonerf, shall limit height or presence of elements (e.g. walls, landscaping) directly abutting the woonerf that would inhibit drivers and pedestrians (especially small children) exiting lots from seeing each other.
25. The retaining wall in Tract B must be: 1) set off 2 ft from the woonerf's edge, 2) provide fall protection and vehicular guardrail, 3) reduced in height to 4 ft unless a Critical Area Study is performed and approved, and 4) designed in such a way to be visually interesting and a positive contribution to pedestrians, such as the appropriate articulation and design of the wall surfaces, plant material climbing and trailing, and appropriate hand rails/fall protection. This will be reviewed with Utility Permit.
26. Eliminate the wall in Tract D, if possible. If the wall cannot be eliminated, it must be designed in such a way to minimize its impact on woonerf functionality and be visually interesting and a positive contribution to adjacent pedestrians. This would require careful selection of wall material, articulation, and design of the wall surfaces, plant material, and fall protection, if necessary. The City will determine the appropriateness of public ownership when more is known about the wall. This will be reviewed with Utility Permit.
27. Driveways from vehicular routes such as woonerfs and alleys which provide primary emergency service access routes shall provide at least 18 feet of length on the lot if the driveway will be used for parking. Driveways from alleys which do not provide emergency access shall provide at least 16 feet of length on the lot if they will be used for parking. Driveways which are not intended for parking must be less than 8 feet in length to clearly indicate they do not accommodate parking. The design of the driveway shall clearly indicate where the property line is located through a change in materials, color, scoring, and/or similar techniques. This will be reviewed with Building Permits and/or Utility Permit.
28. On the Final Plat, vehicular routes providing fire and emergency service access must have approved names. Address kiosks, in locations approved by the Responsible Official, must be provided to assist emergency personnel in locating homes, or other techniques approved by Eastside Fire & Rescue and the Responsible Official. The kiosks shall be lit and have numbers/letters approximately 6 inches in height. The final location and design shall be approved by the Responsible Official, and shown in the Utility Permit. The applicant will work with the Responsible Official to determine if address kiosks can be co-located with mail kiosks to create public gathering spots and amenities. All portions of the townhouses within this plat must be within 150 ft (as the hose lays) of a road or alley designed for fire service. In some cases walkways will be approved as substitutes. This will be reviewed with Utility and/or Building Permits.
29. The Applicant shall provide a Neighborhood Walk trail to connect from the end of the woonerf by Lot 24 to 25th Avenue NE. The applicant is strongly encouraged to provide a Neighborhood Walk Trail between Division 95 and Division 96. These will be reviewed with the Utility Permit.
30. Front loaded lots (Lots 1-4 and 21-23) have the following driveway width limitations:
 - Lots 35 feet in width or narrower, driveways shall be limited to 18 feet in width on-

site.

- Lots 20 feet in width or narrower, driveways shall be limited to 10 feet in width on-site.

In addition to the driveway widths specified above, there may also be 2-foot wings on either side of the driveway. This will be reviewed with the Building Permit.

31. Incorporate children as an integral user of the open space, including varied opportunities for children's play. This will be reviewed with Utility Permits as well as the Administrative Site Development Permit for the open space Tracts.
32. Somewhere on site, preferably within Tract C, the plat will provide a relatively flat area of a minimum 1000 sq.ft. Flat is defined as 2-3% maximum slope. This will be reviewed with the ASDPs for these tracts as well as Utility Permits.
33. Lots 5-20 must have their "fronts" to Tracts C, by providing: a) a front door facing the park, b) a front walkway to and from the trail in the open space, c) a façade which through design and detailing conveys it is the front of the house. Lots 27-38 will be designed to create the perception that the west side is the front of the unit and sense of entry at the western end of the lot, providing a strong relationship to the trail in Tract C, from which they have their pedestrian access. If a builder or homeowner desires low fencing or landscape along the park property line or adjacent to the main park walkway, it must be less than 36 inches in height. This will be reviewed and/or conditioned with the Building Permit, and the Final Plat will restrict landscape and structure heights on the western edge of Lots 27-38.
34. The woonerf side of homes on Lots 5-8 shall have architectural treatment to minimize their garage presence to Lots 1-4 across the woonerf. The architectural treatment would include elements such as a combination of trellises, elements overhanging garages, and recessed garages. In addition the rear/woonerf side of the homes on Lots 5-8 shall have architectural detailing and materials consistent with the front/pedestrian entry face of homes elsewhere in the plat. This shall be reviewed with Building Permits for Lots 5-8.
35. All building facades shall be designed with detail and interest. Blank walls shall be avoided, especially where visible from off-site; if necessary, articulation or other features will be provided. Appropriate articulation and features could include doors, windows, building articulation, and/or other architectural features to create a visually interesting environment. In order to minimize the aesthetic impacts of the development from west (the BPA trail and Division 93), the following shall be incorporated into the Building Permit applications for homes visible from the west (Lots 1-5, 9-23):
 - a. Average building heights shall not exceed 40 ft
 - b. Tract A shall be landscaped to provide a visually attractive slope and to compliment the architectural character of the homes visible from the BPA trail.
 - d. The prominent finish of building facades visible from the BPA trail shall be muted, non-reflective material incorporating neutral to dark earth tones.This will be reviewed with Building Permits and/or Utility Permits.
36. Design and placement of the above ground facilities, such as buildings, walkways, significant plant materials, etc... shall take priority over the convenient location of utilities, unless this

would significantly compromise the function of the utilities. On construction permits, utilities and their necessary easements shall be shown. This will be reviewed with Utility Permits.

37. All pedestrian routes, except for those providing access to 1 or 2 residences, shall be constructed in a hard surface such as concrete or pavers (not asphalt or gravel). (Those serving 1-2 residences may be hard surface but the material choice is up to the builder and ARC.) Trails in Tract A and C shall be designed as Neighborhood Trails, except the trail by Lot 24. The trail by Lot 24 and in Tract B, if provided, shall be Neighborhood Walks. All exterior staircases and paths shall be at least 6 feet wide, clear of intruding handrails, mature landscape, car overhangs, light poles, tables and chairs, etc...except paths may be 4 ft wide when they serve individual front doors or to no more than two entries. There shall be at least two steps in each stair and they shall be generally level. Planter beds adjacent to walkways, shall select plants whose mature size will not impact the walkway width. Sidewalks, trails, and paths 15% grade and over shall use stairs to negotiate the grade. This will be reviewed with Utility and/or Building Permits.
38. At the time of Final Plat, private tracts that contain trails or sidewalks shall provide access easements in perpetuity to the City, if the tracts containing the trails or sidewalks are privately owned.
39. Trails must be complete prior to the first Certificate of Occupancy for dwelling units served by the trail. This will be reviewed with the Building Permit. A phasing diagram will be submitted, reviewed, and approved with Utility or Building Permit.
40. Open space tracts A, B, and C must be complete (landscape, recreational facilities, and elements whose timing is not specified in other conditions) prior to the Certificate of Occupancy of 50% of the dwelling units adjacent to the park or open space. This will be reviewed with the Building Permit. A phasing diagram will be submitted, reviewed, and approved with Utility or Building Permit.
41. Any area in this plat whose primary purpose is open space, whether cleared or not, or any other area impacted by the work necessary to construct this plat, shall be landscaped to prevent erosion and to enhance the overall appearance of the community. Landscaping shall include groundcovers, shrubs, and possibly trees (based on the size of the area to be restored). This will be reviewed with Utility Building Permits.

Sincerely,



Geoff, Walker Chair
Urban Village Development Commission

cc.

UVDC Members and Alternates
Lucy Sloman
Dan Ervin
Irma Doré

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Parties of Record